

POINT OF BEGINNING  
NW CORNER OF  
SE 1/4 SEC. 13-14-11

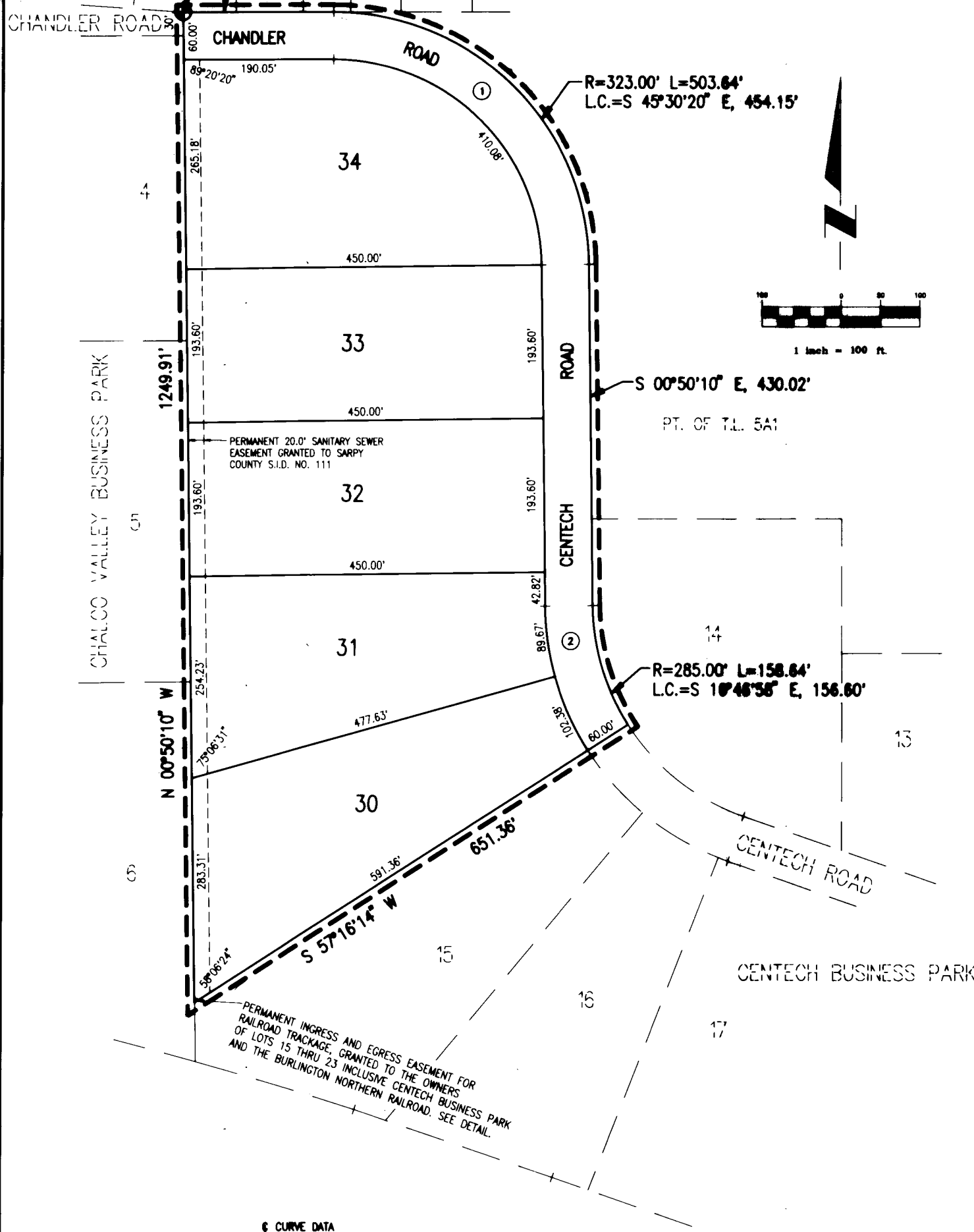
N 89°49'30" E, 190.74'  
SOUTHRIDGE 3RD ADDITION

# CENTECH BUSINESS PARK

LOTS 30 THRU 34, INCLUSIVE  
BEING A PLATTING OF PART OF TAX LOT 5A1, A TAX LOT  
IN THE SE 1/4 OF SECTION 13, T14N, R11E OF THE  
6TH P.M., SARPY COUNTY, NEBRASKA

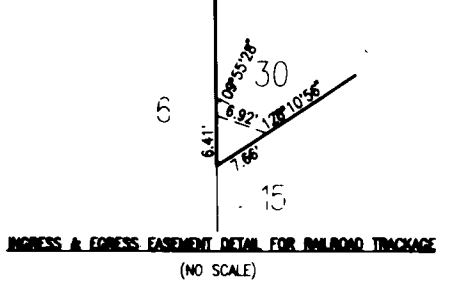
4-29-97 2:43 P  
97-08028

97-08028



C CURVE DATA				
CURVE	RADIUS	LENGTH	TANGENT	DELTA
1	283.00'	456.86'	288.64'	89°20'20"
2	315.00'	175.34'	90.01'	31°53'36"

- NOTES:
1. ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED.
  2. ALL LOT LINES ARE RADIAL TO CURVED STREETS UNLESS SHOWN AS NONRADIAL (N.R.).



TAKES ADRESSED AND LEVIED FOR THE  
CURRENT YEAR ARE NEITHER DUE NOR  
PAID. TREASURERS CERTIFICATION  
IS ONLY VALID UNTIL DECEMBER 30th  
OF THIS YEAR.

## DEDICATION

Know all men by these presents that We, F & J Enterprises, Inc., owner of the property described in the Certification of Survey and embraced within the plat hereunto attached, said land to be subdivided into lots and streets to be numbered and named as shown, said subdivision to be hereafter known as CENTECH BUSINESS PARK (lots 30 thru 34, inclusive), and we do hereby ratify and approve of the disposition of our property as shown on the plat, and we hereby dedicate to the public for public use the streets, avenues and circles, and we do hereby grant easements as shown on this plat, we do further grant a perpetual easement to the Omaha Public Power District, U.S. West Communications and any company which has been granted a franchise to provide a cable television system in the area to be subdivided, their successors and assigns, to erect, operate, maintain, repair and renew poles, wires, cables, conduits and other related facilities, and to extend thereon wires or cables for the carrying and transmission of electric current for light, heat and power and for the transmission of signals and sounds of all kinds including signals provided by a cable television system, and the reception on, over, through, under and across a five-foot (5') wide strip of land abutting all front and side boundary lot lines; an eight-foot (8') wide strip of land abutting the rear boundary lines of all lots; and a sixteen-foot (16') wide strip of land abutting the rear boundary lines of all exterior lots. The term exterior lots is herein defined as those lots forming the outer perimeter of the above-described addition. Said sixteen-foot (16') wide easement will be reduced to an eight-foot (8') wide strip when the adjacent land is surveyed, platted and recorded; and we further grant a perpetual easement to the Metropolitan Utilities District, their successors and assigns, to erect, install operate, maintain, repair and renew pipelines, hydrants and other related facilities, and to extend thereon pipes for the transmission of gas and water on, through, under and across a five-foot (5') wide strip of land abutting all streets. No permanent buildings or retaining walls shall be placed in the said easement ways, but the same may be used for gardens, shrubs, landscaping and other purposes that do not then or later interfere with the aforesaid uses or rights herein granted.

In witness whereof, I do set my hand this 15 day of MAY, 1996.

F & J ENTERPRISES, INC.

Frank R. Krejci, President

## ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA )  
COUNTY OF DOUGLAS )

On this 15 day of MAY, 1996, before me a Notary Public, duly commissioned and qualified in and for said County, appeared Frank R. Krejci, President of F & J Enterprises, Inc., who is personally known by me to be the identical person whose name is affixed to the dedication on this plat, and acknowledged the execution thereof to be his voluntary act and deed as President of said Corporation.

WITNESS my hand and Notarial Seal the day and year last above written.

Notary Public

## SARPY COUNTY BOARD OF COMMISSIONERS APPROVAL

This final plat of CENTECH BUSINESS PARK (Lots 30 thru 34, inclusive) was approved by the County Board of Commissioners on this 9 day of July, 1996.

Chairman, Sarpy County Board of Commissioners

## SARPY COUNTY TREASURER'S CERTIFICATE

This is to certify that I find no regular or special taxes due or delinquent against the property described in the Surveyor's Certificate and embraced in this plat as shown by the records of this office.

Sarpy County Treasurer

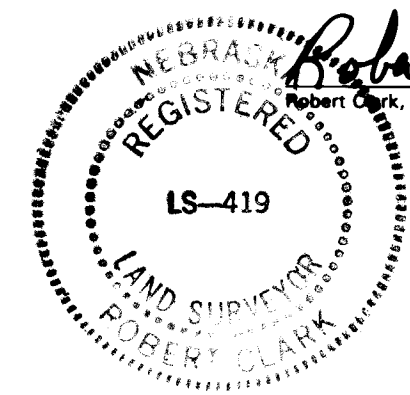
Counter  
Verify: ☒  
D.E.: ☒  
Proof: ☒  
Fee: 19.00  
Cash ☒  
Check ☐

## SURVEYOR'S CERTIFICATE

I hereby certify that I have surveyed the property shown on this plat and that all dimensions have been computed for all lots and streets in Centech Business Park (Lots 30 thru 34, inclusive) being a platting of part of Tax Lot 5A1, a tax lot located in the SE 1/4 of Section 13, Township 14 North, Range 11 East of the 6th P.M., Sarpy County, Nebraska, more particularly described as follows:

Beginning at the Northwest corner of said SE 1/4 of Section 13, said point also being on the North right-of-way line of Chandler Road, said point also being on the South line of Lot 7, Southridge 3rd Addition, a subdivision located in the North 1/2 of said Section 13; thence N89°49'30"E (assumed bearing) along the South line of said Southridge 3rd Addition, said line also being the North line of said SE 1/4 of Section 13, a distance of 190.74 feet; thence Southeast on a curve to the right with a radius of 323.00 feet, a distance of 503.64 feet, said curve having a long chord which bears S45°30'20"E, a distance of 454.15 feet; thence S00°50'10"E along the Northerly extension of the Westerly line of Centech Business Park (Lots 1 thru 29, inclusive and Outlots "A" & "B"), a subdivision located in said SE 1/4 of Section 13, and also along said Westerly line of Centech Business Park (Lots 1 thru 29, inclusive, and Outlots "A" & "B"), a distance of 430.02 feet; thence Southeast along said Westerly line of Centech Business Park (Lots 1 thru 29, inclusive, and Outlots "A" & "B"), on a curve to the left with a radius of 285.00 feet, a distance of 158.64 feet, said curve having a long chord which bears S18°46'58"E, a distance of 158.60 feet to a point on the North right-of-way line of Centech Road; thence S57°16'14"W along said Westerly line of Centech Business Park (Lots 1 thru 29, inclusive, and Outlot "A" & "B"), a distance of 651.36 feet to a point on the West line of said SE 1/4 of Section 13, said point also being on the East line of Chalco Valley Business Park, a subdivision located in the SW 1/4 of said Section 13, said point also being the Northwest corner of Lot 15, said Centech Business Park (Lots 1 thru 29, inclusive, and Outlots "A" & "B"); thence N00°50'10"W along said West line of the SE 1/4 of Section 13, said line also being said East line of Chalco Valley Business Park, a distance of 1249.91 feet to the point of beginning.

Said tract of land contains an area of 12.303 acres, more or less.

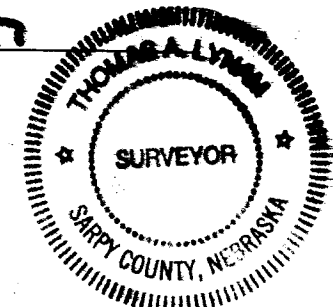


Robert Clark  
May 2, 1996

## REVIEW OF SARPY COUNTY SURVEYOR

This plat of CENTECH BUSINESS PARK (Lots 30 thru 34, inclusive) was reviewed by the Sarpy County Surveyor on this 24 day of May, 1996.

Sarpy County Surveyor



## SARPY COUNTY BUILDING INSPECTOR APPROVAL

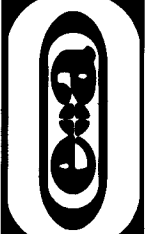
This final plat of CENTECH BUSINESS PARK (Lots 30 thru 34, inclusive) was approved on this 18 day of Dec, 1996.

Sarpy County Building Inspector

## SARPY COUNTY PLANNING COMMISSION APPROVAL

This final plat of CENTECH BUSINESS PARK (Lots 30 thru 34, inclusive) was approved by the County Planning Commission on this 19 day of June, 1996.

Chairman, Sarpy County Planning Commission



E&A CONSULTING GROUP  
12001 "D" STREET • OMAHA, NE 68137 • (402) 895-4700 • FAX (402) 895-3599

CENTECH BUSINESS PARK  
LOTS 30 THRU 34 INCLUSIVE  
SARPY COUNTY, NEBRASKA

FINAL PLAT

86029.1  
1"=100'  
1/4"=1"